IN THE HIGH COURT OF JUDICATURE, ANDHRA PRADESH
AT HYDERABAD

(Special Original Jurisdiction)

MONDAY, THE THIRTY FIRST DAY OF JANUARY
TWO THOUSAND AND FIVE

PRESENT

THE HON'BLE MS JUSTICE G.ROHINI

WRIT PETITION NO : 1218 of 2005

Between:

Smt. Yalamanchi Sowbhagyamma W/o Late Veera Bhadra Rao
R/o H. NO. 3-378, Main Bazar, Jaggaiahpet,

Krishna District

..... PETITIONER

AND

1. The Commissioner, Jaggaiahpet Municipaltiy,

Jaggaiahpet, Krishna District

2. The Deputy Executive Engineer, R&B Sub Division,

Jaggaiahpet, Krishna District

.....RESPONDENTS

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the Affidavit filed herein the High Court may be pleased to issue an appropriate Writ order or direction especially one in the nature of *Writ of Mandamus* declaring the action of the Respondents in trying to demolish the House bearing No. 3-378 and shopping complex bearing Nos. 4-9 to 4/9-6 situated at Main Bazar, Jaggaiahpet Town of Krishna District without following due procedure of law as illegal, unilateral, *mala-fide* arbitrary and opposed to principles of natural justice and contrary to the procedure contemplated under Sections 172 and 174 of A.P. Municipalities act and consequently direct the Respondents to follow the said procedure contemplated under the A.P. Municipalities Act or acquiring the land under land Acquisition Act.

Counsel for the Petitioner: MR.VINOD KUMAR DESHPANDE

Counsel for the Respondents: MR.S.NAGESWARA REDDY (SC for

Municipalities)

The Court at the stage of admission made the following:

THE HONOURABLE MS. JUSTICE G. ROHINI

WRIT PETITION No.1218 of 2005

ORDER:

Heard the learned counsel for the petitioner and the learned standing counsel appearing for the respondents.

The petitioner seeks a Writ of Mandamus declaring the action of the respondents in attempting to demolish the House bearing No.3-378 and shopping complex bearing Nos.4-9 to 4/9-6, situated at Main Bazar, Jaggaiahpet Town of Krishna District, without following due process of law, as arbitrary and illegal.

It is represented by the learned counsel appearing for both parties that the issue involved in this writ petition is squarely covered by a decision of this Court in W.P. No. 21198 of 1997 and batch, dated 03.02.1998, wherein the Division Bench while considering an identical question, issued guidelines as under:

1. Where a property is required for public purpose viz., widening of roads or for any other purpose, the authorities straightaway cannot take law into their hands and jump into the premises, dispossess or evict the occupants or demolish the property.

2. If the authorities concerned want to take action for eviction/dispossession of the occupants or demolition, they shall issue 60 days' prior notice notifying as to the nature of the property, the property to whom it belongs and the proposed action calling for

explanation/objections if any from the occupants. On receipt of such objections, if there is any objection as to the ownership of the property, the authorities should determine the extent of encroachment of unauthorized occupation and also determine whether the property in question belongs to Government/any other local self Government or authority or the occupants and pass appropriate orders within three months from the date of receipt of the objections, after affording an opportunity of being heard to the occupants.

3. In case where demolition of private property has already been made, the authorities shall determine the damages on the basis of the assessment to be made by the Engineer of the Roads and Buildings Department and disburse the amount of damages quantified forthwith.

4. If the demolition is in respect of local bodies' Government property, the question of damages does not arise. In such an event, the occupant shall be entitled to remove the material used for the construction.

5. In case of demolition of private property, the authorities concerned shall determine the loss caused to the occupants on the basis of the assessment to be made by the Engineer of R & B Department and on such assessment of damages, the concerned authorities shall take appropriate steps to disburse the amount quantified forthwith.

6. If there is any claim for grant/assessment of the property, the concerned authorities shall consider the same in accordance with law taking into consideration the eligibility and the entitlement of occupants, after making enquiry and till such claim is decided, there shall be status-quo obtaining as on today regarding the structures.

The learned standing counsel appearing for the respondents do not dispute the above legal position.

Accordingly, the writ petition is disposed of directing the respondents not demolish the structures in question, without following the guidelines issued by the Division Bench in the above Writ petition. No costs.

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(G. ROHINI,J)

Date: 31.01.2005

Note: Issue operative portion by wire

B.O.

Ksn/Kdl

ASSISTANT REGISTRAR

// TRUE COPY //

SECTION OFFICER

To

1. The Commissioner, Jaggaiahpet Municipaltiy,

Jaggaiahpet, Krishna District

2. The Deputy Executive Engineer, R&B Sub Division,

Jaggaiahpet, Krishna District

3. Two C.D. copies

*Form-NIC-OGS/WP{**TRT**}*